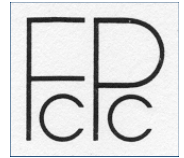




FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY

Wednesday November 13, 2013

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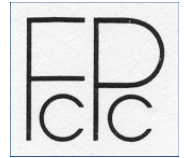
ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES TO APPROVE</u> September 18, 2013 APPROVED		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>CONCEPT SITE PLAN</u> a) <u>JEFFERSON VILLAGE CENTER LOT 1</u> - The Applicant is requesting Concept Site Development Plan approval for a 9,100-square-foot Department Store or Variety Store, on a 1.38-acre portion of a 9 acre site. Located on the North side of Jefferson Pike (MD 180) and South side of Holter Road, west of Old Holter Road. Zoned: Village Center (VC), Planning Region: Brunswick, Tax Map 84 / Parcel 65. File: SP89-19, Site #13148 <i>John Dimitriou, Principal Planner</i> APPROVED		DECISION
5. <u>PRELIMINARY PLANS</u> a) <u>TOLLEY TERRACE, SECTION 5, LOTS 501-504R AND SECTION 6, LOTS 601-603R</u> - The applicant is requesting Preliminary Plan approval to subdivide two separate parcels totaling 29.44 acres into 5 new lots and 2 remainder lots, including a modification to allow panhandle lots in a major subdivision and approval of a public road extension. Located at the terminus of Tall Oaks Drive. Zoned: Agricultural (AG), Planning Region: New Market, Tax Map 74 / Parcel 192. File: S734, Preliminary #13392, APFO #13394, FRO #13395 <i>Mike Wilkins, Principal Planner</i> APPROVED		DECISION

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- b) HATTERY FARM, LLC, SECTION I, LOTS 1-24 - The applicant is requesting Preliminary Plan approval for a 24 lot Agricultural Cluster subdivision on a 317.77-acre property, including a modification to allow panhandle lots in a major subdivision. Located on the south side of Harrisville Road, approx 4,000 feet east of Woodville Road. Zoned: Agricultural (AG), Planning Region: New Market, Tax Map 71 / Parcels 22 / 29. File:S1155, Preliminary #12180, APFO #12181, FRO #13235

Mike Wilkins, Principal Planner

APPROVED

- c) CROSSROADS - The applicant is requesting Preliminary Plan approval for a proposed 41 lot residential subdivision. Located on MD 75-green valley Road, between Lewisdale Road and MD 355. Zoned: Residential (R-1), Planning Region: Urbana, Tax Map 106 / Parcel 15. File:S1131, Preliminary #13001 , APFO #13047, FRO #13017

Tolson DeSa, Principal Planner

APPROVED

6. COMBINED PRELIMINARY / FINAL SUBDIVISION PLATS

DECISION

- a) WELLER ESTATES, LOTS 1C AND 1G - The applicant is requesting approval to re-subdivide Lot 1c into two lots. Located at the terminus of Iris Court, off Weller Road and approximately 600 feet east of Green Valley Road. Zoned: Residential (R-1), Planning Region: Urbana, Tax Map 88 / Parcel 170.

File:S250B, Preliminary/Final Plat #2982, APFO #12804, FRO #13774

Mike Wilkins, Principal Planner

APPROVED

- b) SONIC-LOCUST LEVEL, CONLEY FARM - The applicant is requesting subdivision approval to re-subdivide the existing 26.61 acre Lot 1 into one (1) new 1.04 acre lot to be known as Lot 1A. Located on the northwest corner of Guilford Drive and MD 85. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 306.

File:S1044, Preliminary/Final #13780, APFO #13782, FRO #13784

Tolson DeSa, Principal Planner

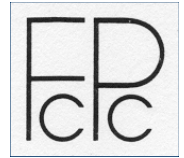
APPROVED

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7. SITE PLANS

DECISION

- a) [SONIC RESTAURANT](#) - The applicant is requesting Site Development Plan approval for a 1,704 square foot restaurant with drive through lanes and outdoor seating, on a 1.04 acre site. Located on the northwest corner of Guilford Drive and MD 85. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 306.
File:SP97-36A, Site #13781

Tolson DeSa, Principal Planner

APPROVED

- b) [AUSHERMAN INDUSTRIAL PARK-MERCER INDUSTRIAL, LOT 8](#) - The applicant is requesting Planned Commercial / Industrial Site Development Plan approval for a combination of General manufacturing, Automobile repair or Service Shop, and Yard Storage land uses, on a 7.06 acre site. Located along Reich's Ford Road, north of Hillmark Court. Zoned: General commercial (GC), Planning Region: Frederick, Tax Map 77 / Parcel 181.
File:SP86-29, Site #13775, APFO #13776, FRO #13777

Tolson DeSa, Principal Planner

APPROVED

8. MUNICIPAL PLAN

INFORMATIONAL

- a) [MT. AIRY COMPREHENSIVE PLAN](#) - Staff will give an overview of the Town of Mt. Airy's Draft Comprehensive Plan and discuss its relationship to the 2012 County Comprehensive Plan.

Tim Goodfellow, Principal Planner

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